

Questions and Answers for RFP NNS13ZDA001R

Q1. How will the space be turned over to the tenant?

A1. The area will be cleaned, the floors cleaned and waxed.

Q2. Will any of the existing equipment be left?

A2. All of the equipment will remain and be available for use; it will remain property of NASA. The smallwares are the property of the current vendor and will be removed

Q3. Are there any design elements they have to be kept in the space?

A3. The new vendor should propose a theme for review; generally we do not have a requirement for a specific design element.

Q4. Will we have to use a designated contractor or will it be the choice of the tenant?

A4. The NASA Exchange does not intend to perform any construction activity; if the selected vendor chooses to perform construction they are free to select the contractor of their choice. All construction activities must conform to the NASA safety requirements, and the design for the work must be submitted and approved by NASA before work can be performed.

Q5. Is there additional storage space to hold equipment while renovations are being done?

A5. No additional storage has been assigned. If additional storage is needed, the vendor needs to submit a request for storage, defining how much is needed and when it is needed and how long it is needed. A reasonable amount of storage is likely available.

Q6. Are there specific renovation times when construction can take place?

A6. Generally no, but the adjacent auditorium is used for some sitewide events and during those times construction noises would need to be controlled. Generally construction on site is performed from 0730 to 1630 M-F, but exceptions can be made for work outside those hours upon approval by NASA.

Q7. How will permitting work? Is there a NASA permitting office we use or will be left to the city/state agency?

A7. Stennis is a federal reservation for the purposes of permitting; as stated in question 4, all design and construction will be performed in accordance with NASA rules and regulations.

Q8. Will there be a place for tenant Signage on the outside of the building?

A8. Currently, there is only the sign on the South entrance. If a vendor wants to request additional signage, that should be included with the proposal. The request will be reviewed and approved by NASA.

Q9. Do you have a drawing of the space with dimensions?

A9. Yes, drawings are available upon request in electronic and paper formats.

Q10. Is the length of the Concessionaire Agreement negotiable?

A10. Yes, it is negotiable.

Q11. [REDACTED] has a DUNS number from prior deals with the government. Is a CAGE number also needed or will only a DUNS number suffice?

A11. Both DUNS number and CAGE code are required for the award.

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Q12. [REDACTED] is charged with carrying out the purposes of the Randolph-Sheppard Act (Chapter 6A of the Title 20 of the U.S. Code). As a state agency, our financial information will be quite different from that of a private, for-profit company. If we submit to you documentation detailing the value of our assets and our approved annual budget which will include lines for new equipment, replacement equipment, management services, initial stock and supplies, and maintenance, will that satisfy the requirement for “Financial Strength”?

A12. Yes, it will satisfy the requirement for “Financial Strength”.

Q13. What are SSC’s long-term (5-10 years) plans for Building 1200? [REDACTED] has provided automatic vending as well as cafés and snack bars at SSC for a number of years pursuant to Randolph-Sheppard, and we have seen a number of improvements/renovations to buildings, including demolition of buildings, during that time. If we were to invest in construction/renovations, five years may not be long enough to recover that investment and be profitable for a [REDACTED] manager. We would need assurance that there would be no significant, planned changes to the building that could cause an interruption of operations for the StenniSphere Restaurant.

A13. NASA is required to continually evaluate its real property investment at its Centers and the demolition or repurposing of buildings is always a possibility. At the current time, while Building 1200’s future has been discussed, no plans have been solidified or approved for the near future. The NASA Exchange is committed to operating a food service vendor onsite at SSC in any facility NASA makes available to its operations. Depending on available funding, the NASA Exchange would work with the food service vendor to minimize disruptions and relocation costs if Building 1200 becomes unavailable at any time during the term of the agreement.

Q14. How has the Infinity Science Center with its location being off-site impacted visitor counts at NASA and the sales of the StenniSphere Restaurant?

A14. Aside from visitors to the Center employees, NASA SSC no longer hosts outside visitors to the site, so visitor counts are down since the relocation of SSC’s Visitor Center offsite. Therefore, sales at the StenniSphere Restaurant have been negatively impacted, although employee patronage remains stable. To support and encourage operations, the NASA Exchange does offer advertising at the Center through various mediums at no additional cost to the vendor.

Q15. When is the deadline for the proposal?

A15. The proposal is due no later than 3:00 pm local time, November 16, 2012.

Q16. Why did the current operator lose the contract?

A16. The current operator independently exercised its contractual right to terminate its agreement so as to cease operations at the Center and focus on operations at its other establishments.

Q17. Will the kitchen be totally clean and all equipment in working order?

A17. Yes, the kitchen will be totally clean and all equipment will be in working order.

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Q18. Will there be the opportunity to change signage for the new operation and if so what are the constraints?

A18. The signage can be changed and the details will be negotiated at the time of the award. Site regulations will be adhered to with respect to size and placement of signage.

Q19. Are there any vending machines included with this bid?

A19. No, the vending machines are not included.

Q20. Are we bidding on what percentage of gross or is it already defined, and if so what is the amount?

A20. At a minimum the bidder must provide 6% of gross sales. Higher percentages will be evaluated more favorably.

Q21. Will any additional questions be able to be answered after this deadline?

A21. Questions submitted after the deadline will not receive a response.

Q22. Is there any way to substantiate the number of customers per day and the gross sales per month?

A22. No, this information cannot be validated.